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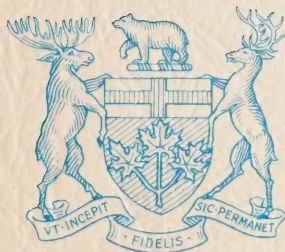
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Government  
Publications



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HOUSING BRANCH  
ANNUAL REPORT 1961



Ontario

DEPARTMENT OF COMMERCE AND DEVELOPMENT.





The Honourable W. M. Nickle, Q.C.,  
Minister,  
Department of Planning & Development,  
454 University Ave.,  
Toronto, Ont.

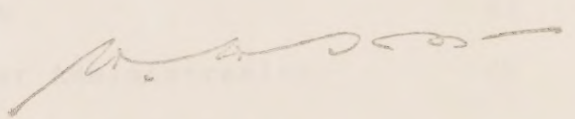
Dear Sir:

I have the honour to submit for your consideration the Annual Report of the Housing Branch for the calendar year January 1st to December 31st, 1960.

The highlight of the year was your announcement on October 16th of the new formula for public housing in Ontario. There was an immediate and favourable response from municipalities, and to date a total of eleven enquiries have been received and are under consideration. However, it is still too early to assess the over-all effect of the new scheme upon our public housing programme.

During 1960, reasonable progress was made in every aspect of the Branch's operations. A further 318 rental housing units were completed and occupied, and a total of 525 land assembly lots were sold to prospective home owners. In connection with senior citizens' rental housing to be developed by municipalities or local organizations, the Branch conducted surveys in sixteen municipalities to determine the need for such housing. In addition, a number of smaller municipalities were advised on how to conduct their own surveys. At the present time, the Branch is about to commence a senior citizens' survey embracing the entire County of Welland.

Yours respectfully,



W. W. Scott  
Director  
Housing Branch

February 15, 1961



W. V. Jones  
Director  
Reading Room

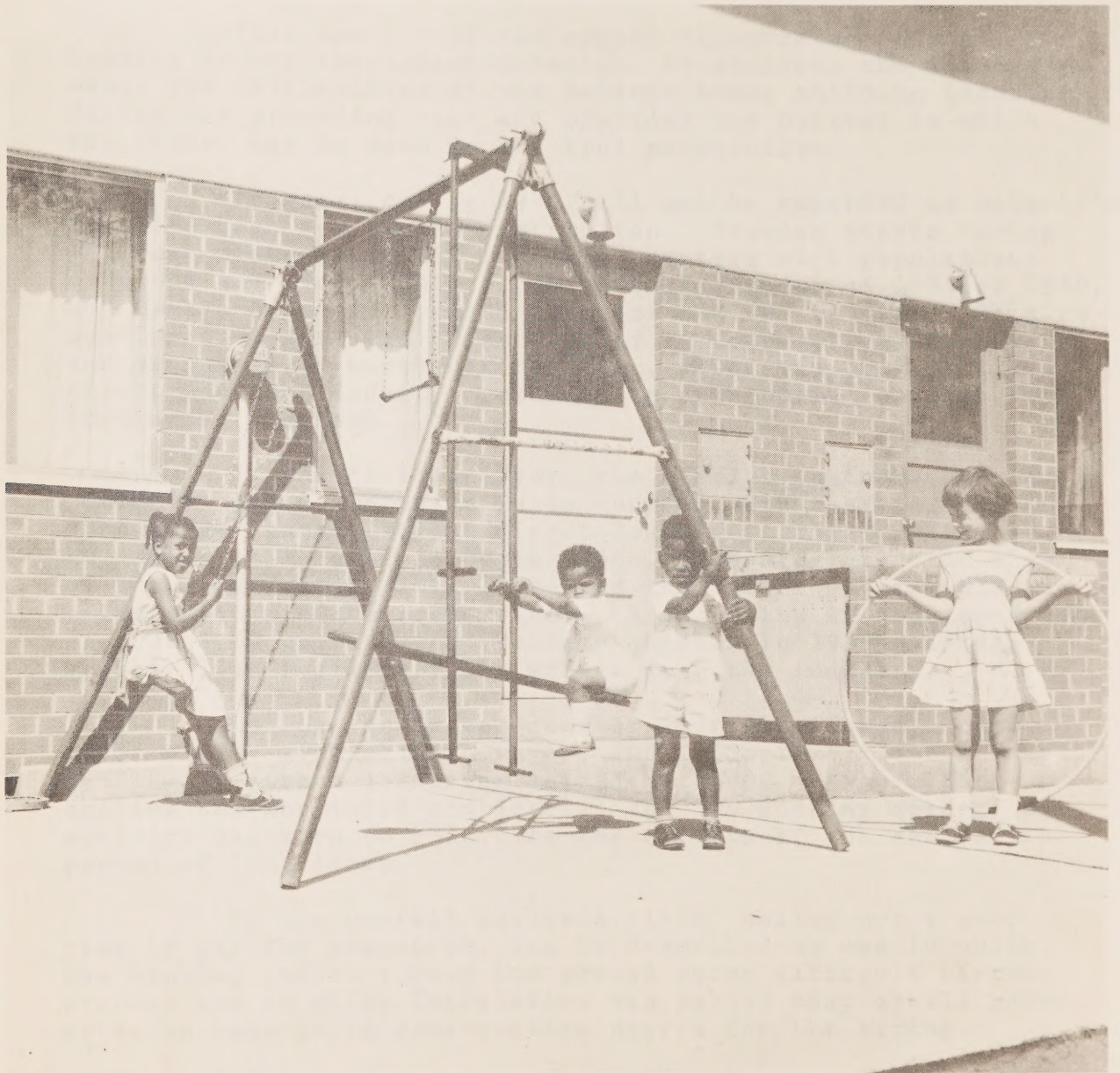
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## HOUSING TRENDS IN ONTARIO 1960

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This section of the report illustrates general housing trends throughout Ontario. It analyses the achievements and difficulties of the Ontario house building industry during the preceding year and provides the context in which the report may be seen in its true perspective.

Progress during 1960 will not be regarded as Ontario's all time high for house construction. Housing starts during the year numbered 76,667 for urban centers with populations of 5,000 and over. This represents a decrease of 28% for 1959, and is 37% below the record total of 121,695 in 1958. This reduction in starts can be attributed to comparative inactivity during the early months of the year, which was only partially offset when the industry returned to near-normal conditions toward the year end.

In the first quarter, the Housing business was hampered by lack of mortgage funds coupled with restrictions on direct NHA loans. Whilst direct loans were still available, an income ceiling of \$5000 to \$5600, depending upon the size of the applicant's family, reduced the number of eligible applicants to minimum proportions. A reduction in housing starts of over 7000 compared to the same quarter in 1959 provides graphic illustration of its effect upon the industry.

During the second quarter, mortgage funds became more readily available, however, and in September the income ceiling on direct loans was raised by \$2000. Later, the ceiling was abolished completely, and the ensuing upsurge of activity did much to alleviate the effects of the earlier period of inactivity.

In the overall analysis, 1960, whilst not a good year by earlier standards, can be described as one in which the housing industry held its ground under difficult circumstances and in which legislation was passed that should guarantee an upsurge in construction starts for the spring.





## PUBLIC HOUSING, A NEW FORM OF RENTAL HOUSING FOR ONTARIO

\*\*\*\*\*

In the field of Federal-Provincial Housing, by far the most significant event of the year was the development of a new formula for rental housing in Ontario. Announced on the 16th of October by the Minister of Planning and Development, the new programme has been designed to protect municipalities financially while ensuring that public housing projects continue to meet the needs of the lower third of the income band in each community.

Under the new arrangement, the major financial burden of federal-provincial housing projects will devolve on the federal government which pays 75% of the capital costs. The provincial share is  $17\frac{1}{2}\%$ , while the remaining  $7\frac{1}{2}\%$  will be carried by the municipality. This municipal share in the capital investment will ensure sound consideration of all projects.

If, over a full 50-year term, a project operates at a break-even or better, the three government partners will recover their invested capital plus interest in the form of annual blended payments of principal and interest.

Should there be an operating profit or a capital recovery, the municipality would receive  $7\frac{1}{2}\%$  of this profit or recovery. If operating losses should occur, the municipality's share would be  $7\frac{1}{2}\%$  with the Federal and Provincial Governments assuming the remaining  $92\frac{1}{2}\%$  on a 75% to  $17\frac{1}{2}\%$  basis.

Under the old programme, municipalities had to carry a heavy loss when they accepted a reduced tax payment on subsidized projects. Projects under the new formula will pay full normal taxes whether they operate at a profit or at a loss. The only restriction is that taxes shall not exceed  $\frac{1}{3}$  of the rents collected in any given year. No project, however, is likely to reach this maximum as far as one can at present foresee.

The new arrangement will eliminate the distinction which was previously made between full recovery projects with fixed rents and subsidized projects with rents related to the income of the tenant family. Because of high construction costs and proportionately rising rents, full-recovery projects are now beyond the means of families in the lower third of the income band for whom such housing is intended. All rents under the new arrangement are related proportionately to the income of each family rather than to the capital cost of the units.





For each project, a target or optimum average rent will be determined, based upon the wage structure in the municipality. The economic situation, as well as the need and effective demand for rental housing in the community will, as before, be gauged by surveys conducted by the Housing Branch.

The new programme will permit the greatest possible flexibility within the income limitations imposed by the Federal Government. By this means, the housing needs of the lower third of the income band in Ontario's municipalities will be met.

Without the co-operation of the Hon. David J. Walker, Q.C., M.P., Minister of Public Works, the new type of Public Housing project would not have been possible. One of the Federal Government's basic principles is that the degree of participation by a municipality in a Public Housing project is a matter for determination by the Province concerned. The change which has been introduced is in line with this principle. Nevertheless, the decision of the Province to make this change results in increased participation by CMHC in operating losses under Federal-Provincial housing projects.

Notable interest has already been shown in the new policy on the municipal level. In Metro Toronto, five projects which had earlier been under consideration, have been revived and will be carried out under the new formula. These include Scarlett Road, (for which a tender call will be made shortly,) Warden Ave., O'Connor Drive, Thistletown, North York, and Stableford Farm. Two requests by the City of Toronto for rehousing on redevelopment sites have received approval in principle of the Minister of Planning and Development. Should these proposals materialize, redevelopment housing in the Moss Park and the Alexandra Park Projects would be developed under the new formula.

A total of 19 projects are at present under negotiation with municipalities outside Toronto. These include industrial centers like Sudbury, Timmins, and St. Catharines, as well as small municipalities such as Galt, Hawkesbury, and Port Elgin.

\*\*\*\*\*







Windsor Redevelopment Housing... A model depicting the completed project





## HIGHLIGHTS OF 1960

Rental Housing

Statistics presented elsewhere in this report indicate that 1960 was a moderate year for rental housing. By the year end, a further 318 units had been occupied and were under administration by Housing Authorities. Eight projects had been developed or were in the process of development.

1960, however, was a year of administrative change and progress. After long and careful study of the rental housing situation, a new formula was announced in the Fall by the Minister of Planning and Development. Municipal interest in the new programme, full details of which are given on page 3, was immediate. In Metropolitan Toronto, five projects in the Townships of Etobicoke, North York, and Scarborough, were reactivated, and it is expected that a further 1200 rental units will result. In addition, negotiations are underway in the municipalities of Sudbury, Sarnia, Oshawa, Ottawa, Lindsay, Peterborough, Port Elgin, Teck Township, Timmins, Tillsonburg, Hawkesbury, and Bowmanville.

Redevelopment Housing

The "Glengarry Court" rehousing development of 298 units forms part of the huge Windsor Urban Renewal Project. The first 137 units which comprise phase one will be completed in 1961. Contracts have been awarded for the 50 row housing units and 7 apartments in Area 1. Tenders have been received for the 80 unit high-rise building which will include specially designed apartments for persons suffering from paraplegia.

During 1960, surveys were carried out in connection with rehousing the people who will be displaced in the Sarnia Bluewater Redevelopment Area. Many of the eligible applicants from the Bluewater Area will become tenants in the 120 unit project to be located on Kathleen Street in the F. P. 1/51 Land Assembly Area. Agreements for the rental housing project have been signed and it is expected that tenders will be called within the next few weeks.

A number of the existing Bluewater houses may be moved to land assembly lots adjoining the new rental housing project. A pilot project of 24 units has been suggested by the committee responsible for co-ordinating the redevelopment project. These houses will be rehabilitated and will form an extension of the Kathleen St. Project.



The City of Toronto has requested the F. P. Partnership to consider the development of Rental Housing Units on the Moss Park Redevelopment Area and also in the Alexander Park proposed redevelopment project. Both projects have received approval in principle of the Minister of Planning and Development.

\* \* \* \* \*

#### Land Assembly

The year 1960 highlighted a new trend in the development of Land Assembly Projects. Concurrently with the acquisition of the Penetentiary Farm property in Kingston, meetings were held with church groups, charitable organizations, and school boards, to obtain an accurate assessment of their immediate land requirements. These meetings provided the basis upon which the Partnership later developed sketch plans for the land assembly area, and it is hoped that the resulting subdivision will be an outstanding example of a well planned community development.

\* \* \* \* \*

#### Senior Citizens

It is the policy of the Federal-Provincial Partnership to set aside up to 20% of the units in a rental housing project for Senior Citizens, provided that a need for them is found to exist in the community. These units form an integral part of the project, but are designed to meet the specific requirements of independent elderly persons.

Last September, the first sixteen such specially designed units in Ontario were occupied in the Hamilton F.P. 7/57 project. In Sarnia, tenders are about to be called for a project which will also include twenty such units for elderly citizens.

The Housing Branch also provides advisory facilities for any municipality or organization wishing to develop self-contained rental accommodations for the elderly. In response to municipal requests, sixteen surveys to determine the need and demand for elderly persons' housing were carried out during the past year.

Whereas complete surveys were conducted in large centers such as Windsor, North Bay, Orangeville, Orillia, and Sault Ste. Marie, the Housing Branch also assisted smaller municipalities in conducting their own surveys, as in the case of Ayr, Corunna, Dundalk, Petrolia, and Shelbourne.

\* \* \* \* \*





## Ontario Housing

Formerly the "Housing Newsletter", the Housing Branch's bi-monthly publication has recently attained the status of a magazine. This publication is sent to members of the Ontario Legislature, members of Ontario Housing Authorities, publishers of technical magazines related to housing, Ontario daily newspapers, all municipalities having a population in excess of 5,000 and, in response to specific requests, is also sent to housing organizations and other interested bodies in Canada and throughout the world. In return, information on housing matters in other countries is made available to the Branch on a reciprocal basis.

Under its new name "Ontario Housing", the magazine will continue to bring to its readers information on Federal-Provincial housing projects and on trends and activities in the housing field. "Ontario Housing" will also carry on the Newsletter's tradition of special series and feature articles on subjects related to housing. In 1960, the "Housing Newsletter" published, among others, three articles on interesting outstanding and controversial private developments, a senior citizens issue and an issue devoted to the Conference of Ontario Housing Authorities.

"Ontario Housing" under this year's exciting new cover, and under a new editor, plans to continue the series "Portraits of People in Housing" and the stories on individual Federal-Provincial projects. Prominently featured will be news of the activities of the recently formed Ontario Association of Housing Authorities. As a source of information, "Ontario Housing" fills a genuine need among persons who work in the housing field.

\* \* \* \* \*

## Ontario Housing Conference

Each June, the Ontario Government sponsors an Ontario Housing Conference. Housing Authority members meet with others in the housing business to exchange views, solve problems, and gather ideas.

"Public Housing, its aims and limitations" was the theme of this year's conference. 208 delegates, many of them with their wives, assembled at the Chateau Laurier, in Ottawa. In addition to members of 31 Ontario Housing Authorities, there were representatives of the three levels of government and delegates from British Columbia, Newfoundland, New Brunswick, Nova Scotia, Quebec, Saskatchewan. Among the delegates were persons who are active in housing and related fields in Canada, as well as from the United States.





The key speaker, Mrs. Dorothy Titchener, told of the successful efforts of the Binghampton Housing Authority to make their housing project into a desirable place to live. The Hon. David Walker, M. P., Minister of Public Works, talked about present and future trends in public housing. The Hon. James A. Maloney, M.P.P., Minister of Mines, analyzed the role of the Housing Authority in Federal-Provincial Public Housing.

There were stimulating panel discussions regarding the limiting factors in Public Housing, on the special problems of housing the elderly, and on Co-op Housing.

Three concurrent workshops dealt with the problems a Housing Authority encounters in its daily activities--Accounting, Auditing, Budgeting, Maintenance, and Public Relations.

Architect, Peter Dobush, gave a preliminary report on the work of the Select Committee of Inquiry into the residential environment. (The report of this committee, of which Mr. Dobush was chairman, has since been published.)

On the last day, the delegates were guests of the City of Montreal. Their itinerary for the day included a visit to the new Redevelopment Project, Les Habitations Jeanne-Mance.

\* \* \* \* \*

#### Ontario Association of Housing Authorities

At this year's Housing Conference, the new Ontario Association of Housing Authorities was founded. A permanent organization, it will replace the Housing Advisory Committee as the executive body of Housing Authorities. The new association will act in a liaison capacity between Housing Authorities on matters of mutual interest. Its official purpose, as set out in the constitution, is "the improvement of standards and practices of all phases of public administration which are related directly to public housing".

All Housing Authorities and their members and employees are eligible for membership. Employees of the three levels of government whose work is directly related to public housing can apply for a paying membership.

An executive committee of nine members controls the financial and administrative affairs of the association. President is C. D. Sills, chairman of the Napanee Housing Authority, and formerly chairman of the Advisory Committee. Other members



of the executive are: G. F. Clarke, Chairman Hamilton H. A., (past president); W. F. Frieday, Sec.-Manager Arnprior H. A., (vice-president); P.E.H. Brady, Executive Director Metro H. A., (treasurer); R.H.C. Hayes, Administrator Hamilton H. A., (secretary); zone chairmen who serve on the executive are F. W. Hunter, Sec.-Manager Renfrew H. A., (eastern zone); Mrs. H. A. Ricker, Vice-Chairman Hamilton H. A., (central zone); G. Y. Masson, Chairman Windsor H. A., (western zone); and G. H. Tolley, Sec.-Treasurer, Sault Ste. Marie H. A. (northern zone).

All members of the executive are to be elected yearly. The secretary and the treasurer are appointed by the committee.

The executive hopes to meet about four times a year and hold an annual meeting at the Conference of Ontario Housing Authorities.





THE HOUSING BRANCH  
RESPONSIBILITIES AND ORGANIZATION

\*\*\*\*\*

The Branch is responsible for all dealings with municipal authorities concerning the negotiation and development of land assembly and rental housing projects under Federal-Provincial legislation. In addition, it acts in an advisory capacity to the Minister of Planning and Development in matters related to housing generally and provides an information service to municipalities and other bodies interested in the provision of low rental accommodation.

Formal authority for Provincial participation in Federal-Provincial agreements is contained in The Housing Development Act, 1948, as amended 1950, 1952 and 1955, particularly Section 6 thereof, which empowers the Province to join with the Federal Government through its agent--Central Mortgage and Housing Corporation--to undertake joint housing projects at the request of municipalities.

\* \* \* \* \*

FINANCIAL IMPLICATION OF THE BRANCH'S RESPONSIBILITIES --  
DECEMBER 31, 1960

1. Supervision on behalf of the Federal-Provincial Partnership of 36 Housing Authorities administering 55 rental projects with 5,115 housing units under management.

The total cost of completed rental housing projects is \$26,627,219.80 of which the Provincial share is \$6,373,108.89.

The total monthly revenue from all projects under administration, including some which are not yet completed as to Capital cost, is \$3,800,234.00.

2. Supervision conjointly with CMHC of 44 Land Assembly projects where lots have reached a sales position. As of December 31st, 1960, 7,244 lots had been placed on sale in 28 municipalities and of these 6,503 had been sold. The supervisory responsibilities of the Branch include:





2. (a) determination of lot sales prices and minimum recovery values of block lands;
  - (b) review of all plans and specifications for the development of block lands prior to completion of sale;
  - (c) distribution of capital costs upon completion of the project.
3. Co-operation with CMHC in the management of Federal-Provincial lands pending development or held for future development. Some 7,000 acres, having a book value of approximately \$8,500,000.00 as of September 30th, 1960, come within this category. The Housing Branch is responsible for:
- (a) reviewing and approving of leases before execution;
  - (b) insuring that adequate maintenance is carried out and approving of expenditures in this connection;
  - (c) maintaining a check on rental arrears;
  - (d) insuring that all farm lands are properly cultivated and maintained.
4. Supervision on the part of the Partnership of all installation of municipal services in land assembly and rental projects and approval on behalf of the Province of Ontario of:
- (a) Plans of subdivision for Federal-Provincial projects prepared by Central Mortgage & Housing Corporation;
  - (b) Plans of service installation for Federal-Provincial projects prepared by the municipalities;
  - (c) Plans and specifications and tender call documents for all housing units constructed under Federal-Provincial arrangements by Central Mortgage & Housing Corporation.

The net investment by the Partnership in projects under construction and not complete as to Capital cost is \$36,752,230.08. (This figure includes both land assembly and rental housing projects.)

The Provincial share of this cost is \$9,188,057.52.



After deduction of all credits, interest earned, etc., the net investment in Federal-Provincial projects of all sorts, complete and incomplete, equals \$57,814,576.84.

The Provincial share is \$14,453,644.21.

5. The total Capital expenditure required to complete projects now under development is..... \$4,500,000.

The estimated cost of new projects for which we have firm requests is..... \$25,000,000.

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Total projected expenditure..... \$29,500,000.

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NOTE: Projected expenditure from December 31st, 1960, to March 31, 1962, of projects under development and projects for which we have firm requests is \$22,000,000.00. The Provincial share of this amount will be in the order of \$5,500,000.00. Of this \$1,329,000.00 will ultimately be recovered from the municipalities concerned.

\* \* \* \* \*

## ORGANIZATION

Policy and over-all control of the Branch rests with the Director. The Assistant Director is responsible for the over-all co-ordination of the operational and technical functions of the Branch and such other duties as the Director may delegate from time to time.

The Branch is divided into five sections: Administration, Architectural and Planning, Municipal Services, Rental Housing, and Housing NewsLetter and Public Relations. Each section has clearly defined responsibilities and works in close consultation with the others under the over-all guidance of the Director and Assistant Director.

In brief, the responsibilities of each section are as follows:





Administration:

- Programme management involving all administrative functions of the Branch in the development of Federal-Provincial projects.
- Preparation of reports, informative literature, statistical information, and special publications on housing matters.
- Preparation of all submissions for approval to develop Federal-Provincial projects.
- Surveys of need and effective demand relative to Federal-Provincial projects and such other surveys or studies as may be required from time to time.
- The management, conjointly with CMHC, of all Partnership owned lands held for future development.
- Preparation of ordinary estimates and budgetary control.

Architectural and Planning:

- Site inspection and selection in collaboration with the Municipal Services Section.
- Negotiations with municipalities in all matters of a planning and architectural nature.
- Responsibility for the orderly processing of draft plans of subdivision. Liaison with Central Mortgage and Housing Corporation in the preparation of sketch plans and the organization and inspection of all survey work related thereto.
- Review of house plans and tender documents in connection with Federal-Provincial housing projects.
- Review of all proposed plans and specifications submitted by private developers of land assembly block lands.
- Advising and assisting Housing Authorities on maintenance problems and matters of an architectural nature.
- Research on house construction and design.



#### Municipal Services:

- Negotiations with municipalities regarding servicing of projects.
- Controlling, expediting and inspecting the installation of ground services in Federal-Provincial projects.
- Site inspection and selection in collaboration with the Architectural and Planning Section.
- Obtaining topographic information and reports on subsoil conditions.
- Preparation of preliminary estimates.
- The design and installation of engineering services where this responsibility is not assumed by the municipality.
- Negotiations with Central Mortgage and Housing Corporation in regard to the servicing of Federal-Provincial projects.

#### Rental Housing:

- Liaison between the Ontario Housing Authorities and the Federal-Provincial Partnership.
- Ensuring the implementation by Housing Authorities of Partnership policies and procedures in regard to rental housing.
- Advising each new Housing Authority of its responsibilities under the terms of the Number 3 Agreement and assisting them in setting up their administrative structure.
- Guiding and assisting each new Housing Authority in the day-to-day management and maintenance of units under its control.
- Organizing and managing the periodical Housing Managers' Workshops.
- Responsibility for exercising budgetary control over the expenditures of all Housing Authorities through the medium of financial statements which are submitted by each Housing Authority.





Editor - Housing Newsletter

- all matters pertaining to the bi-monthly publication "Housing Newsletter".
- liaison on public relations matters between the Branch and the Director of Public Relations.
- representing the Branch in a public relations capacity and dealing with enquiries from the general public.

\* \* \* \* \*



# H O U S I N G   B R A N C H

## ORGANIZATION CHART December 31, 1960

W. W. SCOTT  
Director

Miss J. McDermid: Secretary

R. B. BRADLEY  
Assistant Director

Mrs. E. Massey: Secretary

<u>ADMINISTRATION</u>	<u>RENTAL HOUSING</u>	<u>HOUSING NEWSLETTER</u>	<u>ARCHITECTURAL-PLANNING</u>	<u>MUNICIPAL SERVICES</u>
H. W. Suters Supervisor	M. G. Giles Supervisor	Miss D. Jacobs Editor and Public Relations Officer	T. Januszewski Branch Arch. Planner	L. J. Westwood Branch Engineer
Mrs. H. Carlile Secretary	Mrs. L. Luff Secretary		Vacancy Secretary	Miss M. Raguckas Secretary
Mrs. S. Reid Assistant	Miss C. Leddy Administrative Assistant		W. Steenveld Assistant	Vacancy Supervisor
Miss Z. Rosenthal Sen. Research Asst.	K. Mitchell Tech. Assistant			R. E. Schmuck Asst. to Supervisor Mun. Services
Miss M. Anyas Research Asst.	Miss G. Muchesna Clerk-Typist			Vacancy Inspector
Mrs. A. Robinson File Clerk				Vacancy Inspector
Miss V. Kovach Clerk-Typist				Vacancy Clerk-Typist
Mrs. J. Oakley Clerk				







The old and the new...Regent Park South, Toronto



## ONTARIO HOUSING AUTHORITIES

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A Housing Authority is an independent body of public-spirited citizens appointed by Provincial Order-in-Council to manage a Federal-Provincial Housing project. The members are selected by a special nominating committee composed of representatives of both the Federal and Provincial Ministers and the Mayor or Reeve of the municipality. These members are carefully chosen in order that those selected for appointment are not actively involved in the political system of the municipality. In this way, the management of the Federal-Provincial project is free from political overtones. Authority members are appointed usually for three years. However, at the time the Authority is created, the duration of the various members' terms are staggered so that no more than one-third of the members come up for retirement in one year. All members are eligible for reappointment.

An Authority is usually comprised of from 5-7 members, and includes a Chairman, a Vice-Chairman and a Secretary-Treasurer. In the smaller projects, one of the members usually serves as a part-time manager. In the larger projects, the Authority engages a full-time manager who is remunerated for his services and is not a member of the Authority.

The major duties of the Authority are:

1. Selection of Tenants.
2. Collection of Rents.
3. General supervision, maintenance and management of the Housing units.
4. Reporting to the Partnership through the Housing Branch on financial and policy matters.

The Authorities were established to ensure the operation of Federal-Provincial projects in accordance with local needs. The Partnership felt that local persons would have a better understanding of the problems of the municipality and could deal more effectively with applicants and tenants. For this reason, the Authorities are given a maximum of autonomy in their operations within the broad policy outlined in the operating agreement between the Partnership and the Authority.





At the present time, there are a total of 179 citizens serving in 36 municipalities throughout Ontario. The services which these people are contributing are invaluable, both to the Partnership and also to the municipality. All are chosen for their high standard of achievement in their own fields and their keen interest in community affairs. As a result, the Authorities have evidenced an enviable standard of efficiency in management and are making an outstanding contribution to the healthy growth of the community. The Partnership is indeed grateful for all the time and effort which the members have devoted voluntarily to this public service.

\* \* \* \* \*



ONTARIO HOUSING AUTHORITIES

AMHERSTBURG HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
October 22, 1953

Rev. S. Sweetman (Chairman)

C. D. Thrasher  
R. D. Wigle

E. K. Lalonge  
Allan J. Goodchild  
(Secy.-Treas. & Mgr.)

Project number - FP 1/52  
Project name - "Warren Park"  
Project type - Subsidized  
No. of Units - 25  
First Takeover Date - June 1954  
Average Monthly Rent - \$52.50  
Average Monthly Subsidy - \$2.75 per unit

Highlights in 1960

The appointment of Allan J. Goodchild, the Town Clerk-Treasurer,  
as Secretary-Treasurer & Housing Manager, March 31, 1960;

E. K. Lalonge and R. D. Wigle reappointed to June 1, 1963.

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ARNPRIOR HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
December 17, 1953

J. W. C. Tierney (Chairman)

F. B. Murphy (Vice-Chairman)  
J. L. McIntosh

Mrs. Kathryn P. Smith  
W. F. Frieday  
(Secy.-Treas. & Hsg. Mgr.)

Project Number - FP 1/53  
Project Name - "Chats Haven"  
Project Type - Subsidized  
No. of Units - 25  
First Takeover Date - March 1954  
Average Monthly Rent - \$53.00  
Average Monthly Subsidy - \$13.75 per unit

Highlights in 1960

Reappointment of W. F. Frieday and J. T. Scott to June 1, 1963;  
Appointment of W. F. Frieday, Secretary-Treasurer & Housing  
Manager, as Vice-President of the Ontario Assoc. of Housing  
Authorities in June 1960.



## BRANTFORD HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
August 25, 1960

John Noble (Chairman)

James Brown, Q.C.	A. Westaway McLauchlin
C. A. Archibald (Secy.-Treas.)	Joseph Small (Manager)

Project Number	-	FP 3/58
Project Name	-	"Riverside Gardens"
Project Type	-	Subsidized
No. of Units	-	50
First Takeover Date	-	October 1960
Average Monthly Rent	-	\$60.00
Average Monthly Subsidy	-	\$15.00 per unit

## Highlights in 1960

New Authority constituted August 25, 1960 - All houses occupied as of December 1960.

✱ ✱ ✱ ✱ ✱

## BROCKVILLE HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
August 26, 1954

C. A. Funk (Chairman)

George C. Shannon (Vice-Chairman) J. T. Scott  
Mrs. P. H. Tompkins K. C. King (Secy.-Treas.)  
R. D. Webster (Manager, not a member)

Project Numbers	- FP 2/53 - FP 3/55 - FP 4/57
Projects Name	- "Churchill Park"
Project Types	- FP 2/53 - Subsidized FP 3/55 & FP 4/57 - Full Recovery
No. of Units	- 40 + 30 + 26 = 96
First Takeover Dates	- April 1955 - March 1957 - July 1958
Average Monthly Rent	- FP 2/53 \$60.00
Average Monthly Subsidy	- \$15.00 per unit for FP 2/53 only
Average Monthly Rent	- FP 3/55 & 4/57 \$75.00

## Highlights in 1960

Blending of FP 3/55 and FP 4/57 - Complete repair of approach walks and concrete steps.

G. C. Shannon and J. T. Scott reappointed to June 1st, 1963.





CLINTON HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
September 3, 1959

Thomas Steep (Chairman)

Robert Irwin (Vice-Chairman)	Mrs. George F. Elliott
Douglas Freeman	John Livermore
	(Secy.-Treas. & Hsg. Manager)

Project Number	- FP 1/58
Project Name	- "Broadview Acres"
Project Type	- Full Recovery - Rent-to-Income
No. of Units	- 12
First Takeover Date	- November 1960
Average Monthly Rent	- \$73.00
Average Monthly Subsidy	- \$12.00 per unit
Average Anticipated Rent-to-Income Basis	- \$60.00

Highlights in 1960

Thomas Steep, Chairman, reappointed to June 1963 - Project  
changed to Rent-to-Income.

\* \* \* \* \*

CORNWALL HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
October 29, 1959

H. A. V. Dancause (Chairman)

J. Reid Campbell	Miss M. Conliffe
(Vice-Chairman)	Mrs. A. McDougall
M. A. Boyer (Secy.-Treas.)	

H. Clouthier (Manager--not a member)

Project Number	- FP 3/57
Project Name	- "Glen View Heights"
Project Type	- Subsidized
No. of Units	- 125
First Takeover Date	- February 1961
Average Monthly Rent	- \$55.00
Average Monthly Subsidy	- \$17.50 per unit



DELHI HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
June 18, 1959

J. Aubrey Lloyd (Chairman)

Frank A. Quance	Arthur Wilson
(Vice-Chairman)	Mrs. R. K. (Dora) Wilson
Raymond Castle (Secy.-Treas. & Hsg. Manager)	

Project Number	- FP 1/58
Project Name	- "Orchard Park"
Project Type	- Full Recovery, Rent-to-Income
No. of Units	- 12
First Takeover Date	- November 1959
Average Monthly Rent	- \$53.00 (Rent-to-Income)
Average Full Recovery Rent	- \$71.00
Average Monthly Subsidy	- \$18.00 per unit

Highlights in 1960

Basis of operation changed from Full Recovery to Rent-to-Income.

\* \* \* \* \*

DUNNVILLE HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
October 23, 1952

F. F. Haney (Chairman)

John Foster	Frank Scholfield
(Vice-Chairman)	(Secy.-Treas. & Hsg. Manager)

Project Number	- FP 1/52
Project Name	- "Elizabeth Crescent"
Project Type	- Subsidized
No. of Units	- 25
First Takeover Date	- April 1953
Average Monthly Rent	- \$51.00
Average Monthly Subsidy	- \$4.00 per unit

Highlights in 1960 - NIL





### FORT ERIE HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
March 25, 1954.

E. J. Freeland (Chairman)

R. F. Willson, Q.C.  
Charles S. Boyd

E. W. Tyrrell, Q.C.  
A. E. Jepson (Secy.-Treas.  
& Hsg. Manager)

Project Number	- FP 1/52
Project Name	- "Price Park"
Project Type	- Subsidized
No. of Units	- 28
First Takeover Date	- May 1954
Average Monthly Rent	- \$55.30
Average Monthly Subsidy	- \$3.70 per unit

#### Highlights in 1960

E. J. Freeland was reappointed as a member and the Chairman,  
and R. F. Willson, Q.C., as a member to June 1963.

\* \* \* \* \*

### FORT WILLIAM HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
October 2, 1952.

Louis Rapley (Chairman)

R. Korcheski  
(Vice-Chairman)  
Mrs. Vera Williams

James Jessiman  
S. H. Blake  
(Secy.-Treas. & Hsg. Manager)

Project Numbers	- FP 1/51 - FP 2/53 - FP 3/55
Projects Name	- "Kingsway"
Project Type	- All three are Full Recovery
No. of Units	- 70+52+52=174
First Takeover Date	- FP 1/51 - June 1953 FP 2/53 - November 1954 FP 3/55 - November 1957
Average Monthly Rent (Blended Basis)	- \$65.70
Average Monthly Subsidy	- Nil

#### Highlights in 1960

Mrs. Vera Williams and James Jessiman appointed to replace Frank  
Williams who was elected to Council, and Mr. H. Sigurdson who  
moved to Vancouver;

Reappointment of Louis Rapley as a member and the Chairman to  
June 1963.



### GALT HOUSING AUTHORITY

Constituted by Provincial Order-in Council dated  
October 1, 1953.

H. A. Stewart, Q.C. (Chairman)

G. W. Elliott	E. H. Hutcheson
Ernest V. Brown	F. G. Light
H. D. Husson (Secy.-Treas. & Hsg. Mgr. - not a member)	

Project Number	- FP 1/52
Project Name	- "Glenview"
Project Type	- Subsidized
No. of Units	- 50
First Takeover Date	- February 1954
Average Monthly Rent	- \$61.75
Average Monthly Subsidy	- Nil

#### Highlights in 1960

Hector A. Stewart, Q.C., appointed as Chairman to replace J. J. McCartney, who was elected to Council;  
H. J. Lancashire appointed as new member, who subsequently was transferred to St. Catharines, replaced by G. W. Elliott, the Manager of the Galt Branch of the Imperial Bank;  
E. H. Hutcheson and Ernest V. Brown reappointed to June 1963.

\* \* \* \* \*

### GODERICH HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
April 30, 1953.

E. G. Jeffrey (Chairman)

A. Alexander (Vice-Chairman)	Frank C. Young
C. F. Chapman (Secy.-Treas.)	J. K. Hunter (Manager)

Project Numbers	- FP 1/52 - FP 2/53 - FP 4/58
Project Name	- "Dunlop Memorial" "Strang Memorial" "Galt Memorial"
Project Types	- FP 1/52 Subsidized FP 2/53 & FP 4/58 Full Recovery
No. of Units	- 25 + 26 + 14 = 65
First Takeover Date	- FP 1/52 May 1953 FP 2/53 July 1954 FP 4/58 November 1959
Average Monthly Rent	- FP 1/52 - \$51.00 FP 2/53 - \$65.00 FP 4/58 - \$70.00
Average Monthly Subsidy	- FP 1/52 - \$ 6.50 per unit FP 2/53 & FP 4/58 Full Recovery-Nil

#### Highlights in 1960

A. Alexander, Vice-Chairman, and C. F. Chapman, Secretary-Treasurer, reappointed to June 1963 - Furnaces in FP 1/52 converted to gas.



GUELPH HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
November 20, 1952.

Grant W. Toole, Q.C. (Chairman & Manager)

G. F. Koch  
Leonard Owen

T. H. Mahon  
R. G. Stephens  
(Secy.-Treas.)

Project Number	- FP 1/51
Project Name	- "Green Meadows"
Project Type	- Full Recovery
No. of Units	- 70
First Takeover Date	- July 1953
Average Monthly Rent	- \$56.50
Average Monthly Subsidy	- Nil

Highlights in 1960

Grant W. Toole, Q.C., reappointed as member and Chairman to  
June 1963.





HAMILTON HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
October 2, 1952

George F. Clark (Chairman)

Mrs. H. A. Ricker  
(Vice-Chairman)  
Sydney Bibby

A. Roughead  
Mrs. Vernon Carey  
J. C. Jaggard (Secy.-Treas.)

R. H. C. Hayes  
(Administrator & Hsg. Mgr., not a Member)

Project Numbers	- FP 1/51 *	*Blended
	FP 4/55	
	FP 5/55 *	
	FP 6/57	
	FP 7/57	
Project Names	- FP 1/51 -	Roxborough Park
	FP 4/55 -	Mohawk Gardens
	FP 5/55 -	Roxborough Park
	FP 6/57 -	Mohawk Gardens
	FP 7/57 -	Roxborough Park
Project Type	- All five projects are	Full Recovery
No. of Units	- FP 1/51	496
	FP 4/55	432
	FP 5/55	20
	FP 6/57	84
	FP 7/57	91
First Takeover Date	- FP 1/51	December 1952
	FP 4/55	January 1956
	FP 5/55	June 1958
	FP 6/57	April 1959
	FP 7/57	June 1960
Average Monthly Rent	- FP 1/51 & FP 5/55 (Blended)	- \$64.00
	FP 4/55	- \$48.90
	FP 6/57	- \$70.50
	FP 7/57	- \$69.80

Highlights in 1960

George F. Clark, reappointed as Chairman and member, and  
S. J. Bibby as member to June 1963;

R. H. C. Hayes, Administrator, appointed as Secretary of the  
newly constituted Ontario Assoc. of Housing Authorities.



KENORA HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
January 30, 1958.

J. W. Sutcliffe (Chairman)

A. G. Holland (Vice-Chairman) Gerard Brimble  
Earl A. Nelson Mrs. Eva Melnyk

D. T. McLeod  
(Secy.-Treas. & Hsg. Manager, not a Member)

Project Number	- FP 2/56
Project Name	- "Pine Crest Park"
Project Type	- Full Recovery
No. of Units	- 26
First Takeover Date	- March 1958
Average Monthly Rent	- \$68.60

Highlights in 1960

A. G. Holland, Vice-Chairman, Mrs. Eva Melnyk, Member,  
reappointed to June 1963.

\* \* \* \* \*

KINGSTON HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
July 30, 1959.

Mrs. Marian (E. L.) Earl, (Chairman)

J. F. F. Lemieux, Q.C. D. Allan Judd, B.A., B.S.W.  
(Vice-Chairman) W. S. McGregor  
W. D. Elmer

Malcolm C. Healy  
(Secy.-Treas. & Hsg. Manager, not a Member)

Project Number	- FP 4/58
Project Name	- "Riverview Court"
Project Type	- Subsidized
No. of Units	- 71 (25 taken over in 1960)
First Takeover Date	- October 1960
Average Monthly Rent	- \$51.00
Average Monthly Subsidy	- \$20.45 per unit

Highlights in 1960

P. M. Ackerman, member, resigned - Mrs. E. L. (Marian) Earl,  
Chairman and member, reappointed to June 1963.





LINDSAY HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
January 23, 1953.

Duncan A. Sinclair (Chairman)

John Smale

V. W. O'Connor

F. Williamson (Manager, not a Member)

W. R. Allely

(Secy.-Treas.)

Project Number	- FP 1/51
Project Name	- "Victoria Park"
Project Type	- Full Recovery
No. of Units	- 20
First Takeover Date	- February 1953
Average Monthly Rent	- \$59.00
Average Monthly Subsidy	- Nil

Highlights in 1960

W. R. Allely, Secretary-Treasurer, reappointed to June 1963.

E. Neill Gregory resigned because of pressure of other duties,  
and Vern W. O'Connor was appointed to replace him to June 1963.

\* \* \* \* \*

LONDON HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
April 16, 1959.

F. L. Jenkins (Chairman)

Brig. G. W. Robinson

John Gunn

Dr. W. A. McWilliams

W. Spenceley (Manager, not a Member)

Mrs. C. R. (Nora) Partridge

Alex S. Graydon

C. O. Logan (Secy.-Treas.)

Project Number	- FP 4/57
Project Name	- "Allan Rush Gardens"
Project Type	- Full Recovery
No. of Units	- 100
First Takeover Date	- August 1960
Average Monthly Rent	- \$71.70
Average Monthly Subsidy	- Nil

Highlights in 1960

Brig. George W. Robinson resigned as Chairman, but accepted re-  
appointment as a member to June 1963;

Fred L. Jenkins was appointed as Chairman for the balance of  
his term to June 1961.



METROPOLITAN TORONTO HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
December 15, 1955.

H. W. Tate (Chairman)

Dr. A. Rose (Vice-Chairman)	D. B. Mansur
G. A. Lascelles	W. J. J. Butler
Hon. C. P. McTague, Q.C.	Mrs. J. W. Falkner

Non-Members: P.E.H. Brady (Executive Director)  
P. Ringer (Supervisor of Management)  
E. J. Whaley (Secretary)

Project Numbers	- FP 1/53, FP 5/54
Project Names	- FP 1/53 "Regent Park South" FP 5/54 "Lawrence Heights"
Project Type	- Both projects are Subsidized
No. of Units	- FP 1/53 732 FP 5/54 1043
First Takeover Date	- FP 1/53 September 1957 FP 5/54 December 1957
Average Monthly Rent	- FP 1/53 \$53.55 FP 5/54 \$58.24
Average Monthly Subsidy	- FP 1/53 \$48.09 per unit FP 5/54 \$18.08 per unit

Highlights in 1960

Hon. C. P. McTague, Q. C., was appointed to June 1963, replacing John S. Keenan, who resigned because of heavy personal commitments.

H. W. Tate and Mrs. J. W. Falkner were reappointed to June 1961 and June 1963, respectively.

H. W. Tate was appointed as the Chairman to June 1961, replacing David B. Mansur who, while continuing as a member of the Authority, gave up the Chairmanship because of heavy personal commitments.

P.E.H. Brady, Executive Director, appointed as Treasurer of the newly constituted Ontario Association of Housing Authorities.



MIDLAND HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
October 23, 1952.

G. Nesbitt (Chairman)

W. C. Jeffrey

W. A. Hack  
(Secy.-Treas. & Hsg. Manager)

Project Numbers	- FP 1/52 - FP 2/53
Projects' Name	- "Georgian View"
Project Type	- Both projects are Subsidized
No. of Units	- FP 1/52        20 FP 2/53        10
First Takeover Date	- FP 1/52        December 1952 FP 2/53        November 1954
Average Monthly Rent	- FP 1/52        \$55.75 FP 2/53        \$57.00
Average Subsidy per Month	- FP 1/52        Nil FP 2/53        23¢

Highlights in 1960

Gilmore Nesbitt was reappointed as a member and the Chairman  
to June 1963.

\* \* \* \* \*

NAPANEE HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
September 15, 1955.

Maj. C. D. Sills (Chairman)

W. M. Alkenbrack (Vice-Chairman)	J. Earl Morrison
M. C. Graham (Secy.-Treas. & Hsg. Manager)	J. E. Madden

Project Numbers	- FP 1/54 - FP 2/57
Projects' Name	- "Park Lawn"
Project Type	- Both are Full Recovery
No. of Units	- FP 1/54        21 FP 2/57        20
First Takeover Date	- FP 1/54        May 1956 FP 2/57        August 1958
Average Monthly Rent	- \$70.00 Blended as of Oct. 1, 1960)
Average Monthly Subsidy	- Nil

Highlights in 1960

C. D. Sills was reappointed as a member and the Chairman to  
June 1963.





NORTH BAY HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
August 11, 1955.

J. G. A. Stevenson (Chairman)

J. W. Chapman	A. E. Klein
K. J. Barry	C. E. Armstrong
W. J. Gigg (Secy.-Treas.--not a member)	

Project Number	- FP 1/52
Project Name	- "Hill Crest"
Project Type	- Full Recovery
No. of Units	- 54
First Takeover Date	- September 1957
Average Monthly Rent	- \$77.25
Average Monthly Subsidy	- Nil

Highlights in 1960

J. G. A. Stevenson, was reappointed as a member and the  
Chairman to June 1963.

Rental Increase of \$2.00 per unit per month as of July 1, 1960.

\* \* \* \* \*

ORILLIA HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
December 30, 1959.

H. W. Caswell (Chairman)

F. C. Yeo	H. E. M. Payne
	(Secy.-Treas. & Hsg. Manager)

Project Number	- FP 2/58
Project Name	- "Orillia Gardens"
Project Type	- Full Recovery
No. of Units	- 10
First Takeover Date	- May 1960
Average Monthly Rent	- \$73.00
Average Monthly Subsidy	- Nil



OTTAWA HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
March 10, 1960.

A. B. Taylor (Chairman)

Miss D. Jane McLean  
(Vice-Chairman)

J. P. Beaulne  
M. R. Kenison

J. H. Lowther (Secy.-Treas. & Hsg. Manager)

Project Number	- FP 2/58
Project Name	- "Pinecrest Terrace"
Project Type	- Full Recovery
No. of Units	- 103
First Takeover Date	- December 31, 1960
Average Monthly Rent	- \$71.70
Average Monthly Subsidy	- Nil

\* \* \* \* \*

OWEN SOUND HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
July 7, 1954.

F. W. Smith (Chairman)

R. C. Taylor (Vice-Chairman)  
J. I. Brown

R. C. McFaul  
J. McCubbin  
(Secy.-Treas.)

H. J. Jerome (Manager--not a member)

Project Number	- FP 1/52
Project Name	- "Westmount"
Project Type	- Subsidized
No. of Units	- 40
First Takeover Date	- December 1954
Average Monthly Rent	- \$55.60
Average Monthly Subsidy	- \$10.40 per unit

Highlights in 1960

R. C. (Bud) Taylor, and Robert C. McFaul were reappointed to  
June 1963.









RENFREW HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
March 11, 1954.

L. J. Fraser (Chairman)

N. E. Zimmerman (Vice-Chairman)	Francis X. Plaunt
F. W. Hunter	H. P. Stewart
(Secy.-Treas. & Hsg. Manager)	

Project Number	- FP 1/53, FP 2/56
Projects' Name	- "Moran Heights"
Project Types	- FP 1/53 Subsidized FP 2/56 Full Recovery
No. of Units	- FP 1/53 30 FP 2/56 13
First Takeover Date	- FP 1/53 October 1954 FP 2/56 September 1957
Average Monthly Rent	- FP 1/53 \$49.45 FP 2/56 \$72.00
Average Monthly Subsidy	- FP 1/53 \$16.55 per unit FP 2/56 Nil

Highlights in 1960

Rental increase: \$2.50 per unit per month as of April 1, 1960;  
N. E. Zimmerman and F. X. Plaunt were reappointed to June 1963.

\* \* \* \* \*

ST. THOMAS HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
May 7, 1952.

Dr. E.C. Gliddon (Chairman)

R. W. Richardson (Vice-Chairman)	R. W. Rankin
W. E. Rowe (Secy.-Treas. & Hsg. Mgr.)	J. W. Peart

Project Numbers	- FP 2/51, FP 5/56
Projects' Name	- "Homedale"
Project Types	- Both are Full Recovery
No. of Units	- FP 2/51 40 FP 5/56 35
First Takeover Date	- FP 2/51 June 1952 FP 5/56 October 1957
Average Monthly Rent	- \$64.45 (Blended)
Average Monthly Subsidy	- Nil

Highlights in 1960

Dr. E.C. Gliddon and J. W. Peart were reappointed to June 1963,  
the former as the Chairman.



SAULT STE. MARIE HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
October 1, 1953.

Nigel Kensit (Chairman)  
G. F. Langdon (Vice-Chairman) Frank Cerra  
G. H. Tolley (Secy.-Treas.) Nathan Himmel  
H. Burke (Manager--not a member)

Project Number - FP 1/52  
Project Name - "Hamilton Heights"  
Project Type - Subsidized  
No. of Units - 100  
First Takeover Date - October 1953  
Average Monthly Rent - \$67.25  
Average Monthly Subsidy - Nil

Highlights in 1960

G. H. Tolley, the Secretary-Treasurer, and G. F. Langdon were  
reappointed as members to June 1963.

\* \* \* \* \*

SMITHS FALLS HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
November 12, 1953.

R. J. Beach (Chairman)  
J. C. Ketchum A. M. Davidson  
(Vice-Chairman) E. C. McKay  
F. R. Gilroy  
(Secy.-Treas. & Hsg. Manager)

Project Number - FP 1/52  
Project Name - "Rideau View"  
Project Type - Subsidized  
No. of Units - 24  
First Takeover Date - March, 1954  
Average Monthly Rent - \$60.35  
Average Monthly Subsidy - Nil

Highlights in 1960

F. R. Gilroy, the Secretary-Treasurer, and E. C. McKay, member,  
were reappointed to June 1963.





STAMFORD HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
January 29, 1953.

John Oakes (Chairman)  
A. C. Huggins Keith J. Loughheed  
Mrs. E. H. Winn W. J. Kent  
Mrs. I.W. (Norma) Wilson  
(Secy.-Treas. & Hsg. Manager--not a member)

Project Number - FP 1/52  
Project Name - "Prince Charles Park"  
Project Type - Subsidized  
No. of Units - 70  
First Takeover Date - September 1953  
Average Monthly Rent - \$54.10  
Average Monthly Subsidy - \$4.40 per unit

Highlights in 1960

John Oakes, a member and the Chairman, and A. Carl Huggins,  
member, were reappointed to June 1963.

\* \* \* \* \*

STRATFORD HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
February 5, 1953.

A. David Simpson (Chairman)  
H. G. Lee (Manager & J. Milne  
Vice-Chairman) G. McKellar  
R. Doughty

Project Numbers - FP 1/51, FP 2/54, FP 3/57  
Projects' Name - "Avalon"  
Project Type - All three are Full Recovery  
No. of Units - FP 1/51 40  
FP 2/54 40  
FP 3/57 24  
First Takeover Dates - FP 1/51 July 1953  
FP 2/54 May 1955  
FP 3/57 August 1958  
Average Monthly Rent - FP 1/51 - \$62.25  
FP 2/54 - \$67.75  
FP 3/57 - \$76.50  
Average Monthly Subsidy - Nil

Highlights in 1960

James Milne, member, and H. G. Lee, Manager, were reappointed  
to June 1963;

Rental increase \$3.00 per unit per month effective April 1, 1960.



TRENTON HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
August 26, 1954.

J. C. Gillan (Chairman)

W. C. Saylor  
Victor Auger

E. E. Wiggins  
O. W. Larry  
(Secy.-Treas. & Hsg. Mgr.)

Project Number	- FP 1/51
Project Name	- "Champlain Heights"
Project Type	- Full Recovery
No. of Units	- 25
First Takeover Date	- June 1955
Average Monthly Rent	- \$69.20
Average Monthly Subsidy	- Nil

Highlights in 1960

J. C. Gillan, the Chairman, and O. W. Larry, Secretary-  
Treasurer and Housing Manager, were reappointed to June 1963.

\* \* \* \* \*

WINDSOR HOUSING AUTHORITY

Constituted by Provincial Order-in-Council dated  
May 7, 1952.

Lt. Col. G. Y. Masson (Chairman)	
James N. Bartlet (Vice-Chairman)	Dr. L. Wheelton
Mrs. J. A. Conway	C. G. Walton
E. J. Langlois (Secy.-Treas.)	
G. S. Cole (Manager--not a member)	

Project Numbers	- FP 2/51, FP 3/54, FP 4/58 (Blended)
Project Name	- FP 2/51 "Bridgeview" FP 3/54 "Bridgeview" FP 4/58 "Essex Court"
Project Type	- All three are Full Recovery
No. of Units	- FP 2/51 325 FP 3/54 96 FP 4/58 207
First Takeover Date	- FP 2/51 - June 1952 FP 3/54 - July 1957 FP 4/58 - August 1958
Average Monthly Rent	- \$64.95 (Blended)

Highlights in 1960

Projects blended and rents revised as of Nov. 1, 1960;  
Lt. Col. G. Y. Masson, the Chairman, Dr. Leonard Wheelton, and  
Mrs. J. A. Conway, were reappointed to June 1963;  
Robert V. Young resigned as of July 1960 because of heavy personal  
commitments.



## STATISTICAL SECTIONS

In the 1960 Annual Report of the Housing Branch, certain changes have been made in the method of presenting statistical information. These changes have been made in the interests of clarity, and show projects in various stages of development. A list of definitions is appended hereunder:

(a) Projects Complete and Under Administration

Projects where all work is completed, a closing date has been designated by the Minister of Planning and Development, costs have been capitalized and amortization schedules set up.

(b) Projects Under Development

- (i) With work completed, but awaiting capital cost figures--  
projects where all work is completed and where a closing date may have been designated by the Minister of Planning and Development, but costs have not yet been capitalized.
- (ii) With work under way--  
projects in various stages of construction where further capital expenditures will still be involved.
- (iii) Construction not yet started--  
projects with executed agreements but where tenders for construction have not yet been called.

(c) Proposed Projects

Projects supported by a municipal resolution and with the necessary authority to investigate of the Provincial and Federal Ministers, but where agreements have not yet been signed.

(d) Preliminary Enquiries

Municipal requests for information regarding a project not yet supported by a formal resolution.







Seaside and Park - Rental housing project . . . Port Arthur



STATISTICAL SECTIONS

SUMMARY

SECTION I - PROJECTS COMPLETE & UNDER ADMINISTRATION

(a) Rental Housing

No. of Projects	41
No. of Units - F. R.	1,721
- Subs.	512

(b) Land Assembly

No. of Projects	34
No. of Lots Developed	4,959
No. of Lots Sold	4,818

SECTION II - PROJECTS UNDER DEVELOPMENT

(i) With Work Completed, But Awaiting Capital Cost Figures

(a) Rental Housing

No. of Projects	7
No. of Units - F. R.	872
- Subs.	1,158

(b) Land Assembly

No. of Projects	5
No. of Lots Developed	687
No. of Lots Sold	291



(ii) With Work Under Way

(a) Rental Housing

No. of Projects	9
No. of Units - F. R.	810
- Subs.	383

(b) Land Assembly

No. of Projects	9
No. of Lots to be Developed	2,628
No. of Lots Sold	1,394

(iii) Construction Not Yet Started

(a) Rental Housing

No. of Projects	4
No. of Units - Subs.	199
- P. H.	275

(b) Land Assembly

No. of Projects	8
Est. No. of Lots to be Developed	4,290

SECTION III - PROPOSED PROJECTS

(a) Rental Housing

No. of Projects	19
-----------------	----

(b) Land Assembly

No. of Projects	7
-----------------	---

SECTION IV - PRELIMINARY ENQUIRIES

(a) Rental Housing	5
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(b) Land Assembly	1
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SECTION V - PROJECTS ABANDONED

(a)	Rental Housing	2
(b)	Land Assembly	1

SECTION VI - LAND HOLDINGS

(a)	For Future Development	4,886 acres
(b)	Disposed of or Listed Under Other Sections	2,281 acres

SECTION VII - RENTAL UNITS COMPLETE & UNDER ADMINISTRATION

No. of Projects	55
No. of Units - F. R.	3,324
- Subs.	1,791
No. of Housing Authorities	34

\* \* \* \* \*



ANALYSIS OF LAND ASSEMBLY AND RENTAL HOUSING PROJECTS  
UNDER FEDERAL-PROVINCIAL PARTNERSHIP ARRANGEMENTS  
AS AT DECEMBER 31, 1960

SECTION I. PROJECTS COMPLETE AND UNDER ADMINISTRATION

(a) Rental Housing

MUNICIPALITY	PROJECT NO.	NUMBER OF UNITS	
		FULL RECOVERY	SUBSIDIZED
Amherstburg	1/52		25
Arnprior	1/53		25
Brockville	2/53		40
Brockville	3/55	30	
Brockville	4/57	26	
Dunnville	1/52		25
Fort Erie	1/52		28
Fort William	1/51	70	
Fort William	2/53	52	
Fort William	3/55	52	
Galt	1/52		50
Goderich	1/52		25
Goderich	2/53	26	
Guelph	1/51	70	
Hamilton	1/51	496	
Hamilton	5/55	20	
Kenora	2/56	26	
Lindsay	1/51	20	
Midland	1/52		20
Midland	2/53		10
Napanee	1/54	21	
Napanee	2/57	20	
North Bay	1/52	54	
Owen Sound	1/52		40
Port Arthur	1/52	40	
Prescott	1/51	10	
Prescott	2/54	25	
Prescott	3/56	25	
Renfrew	1/53		30
Renfrew	2/56	13	
St. Thomas	2/51	40	
St. Thomas	5/56	35	
Sault Ste. Marie	1/52		100
Smiths Falls	1/52		24
Stamford	1/52		70
Stratford	1/51	40	
Stratford	2/54	40	
Stratford	3/57	24	
Trenton	1/51	25	
Windsor	1/50 & 2/51	325	
Windsor	3/54	96	



SECTION I. PROJECTS COMPLETE & UNDER ADMINISTRATION

(b) Land Assembly

MUNICIPALITY	PROJECT	NO. OF LOTS	LOTS SOLD
Amherstburg	1/52	31	31
Arnprior	2/53	43	40
Atikokan	1/50 - Section 1	238	235
Atikokan	1/50 - Section 2	352	334
Brockville	2/53 - Section 1	147	147
Cobourg	1/53 - Section 1	94	48
Guelph	1/51	211	211 *
Kenora	1/53 - Section 1	73	73
Kingston	3/55	244	244
Kitchener	1/51 - Section 1	178	178
Kitchener	1/51 - Section 2	204	204
Lindsay	2/53	54	54
London	1/50	374	374
London Township	2/51 - Section 1	184	184
London Township	2/51 - Section 2	494	488
Midland	1/52	30	30
Napanee	1/54	16	16
North Bay	1/52	50	50
Ottawa	1/50 - Section 1	144	135
Ottawa	1/50 - Section 2	203	203
Ottawa	1/50 - Section 3	187	183
Ottawa	1/50 - Section 4	117	117
Owen Sound	1/52	33	20
Peterborough	1/52 - Section 1	157	157
Renfrew	1/53	34	32
St. Thomas	1/50 - Section 1	114	114
St. Thomas	1/50 - Section 2	83	81
St. Thomas	1/50 - Section 3	10	10
St. Thomas	3/53	71	71
St. Thomas	4/55	2	2
Sarnia	1/52 - Section 1	493	458
Stamford	1/52	57	57
Stratford	1/51	122	122
Trenton	1/51	115	115
TOTALS		4959	4818

\* This project originally comprised 214 lots. Three of the lots are now shown under Section II (iii) as "Guelph F.P. 1/51 - Block "C".





SECTION II. PROJECTS UNDER DEVELOPMENT

(i) With work completed but awaiting capital cost figures

(a) Rental Housing

MUNICIPALITY	PROJECT	FULL RECOVERY	SUBSIDIZED
Clinton	1/58	12	
Delhi	1/58	12	
Goderich	4/58	14	
Metro Toronto			
Regent Park South	1/53		732
Lawrence Heights	5/54	617	426
Orillia	2/58	10	
Windsor	4/58	207	
TOTALS		872	1158

(b) Land Assembly

MUNICIPALITY	PROJECT	NO. OF LOTS	LOTS SOLD
Atikokan	1/50 - Section 3	123	4
Brockville	2/53 - Section 2	149	94
Goderich	3/57	11	2
Thorold	1/55	127	126
Sudbury	1/57	277	65
TOTALS		687	291



SECTION II. PROJECTS UNDER DEVELOPMENT

(ii) With work under way

(a) Rental Housing

MUNICIPALITY	PROJECT	FULL RECOVERY	SUBSIDIZED
Brantford	3/58		50
Cornwall	3/57		125
Hamilton	4/55	432	
Hamilton	6/57	84	
Hamilton	7/57	91	
Kingston	4/58		71
London	4/57	100	
Ottawa	2/58	103	
Windsor	5/59 - Phase I		137
TOTALS		810	383

(b) Land Assembly

MUNICIPALITY	PROJECT	NO. OF LOTS TO BE DEVELOPED	NO. OF LOTS IN SALES POSITION	NO. OF LOTS SOLD
Brantford	2/57	323		
Cornwall	2/57	277		
Galt	2/58	200		
Hamilton	8/57	530	468	467
Kenora	3/58	113		
Kitchener	1/51 - Sect. 3&4	294	294	293
Peterborough	1/51 - Sect. 2	305	305	269
Renfrew	3/57	124	69	2
Sarnia	1/52 - Sect. 2	462	462	363
TOTALS		2628	1598	1394



SECTION II. PROJECTS UNDER DEVELOPMENT

(iii) Construction Not Yet Started

(a) Rental Housing

MUNICIPALITY	PROJECT	FULL RECOVERY	SUBSIDIZED	PUBLIC HOUSING
Metro Toronto				
Scarlett Road	6/58			155
Lawrence Heights	5/54 (extension)		38	
Sarnia	2/58			120
Windsor	5/59 (Phase II)		161	
TOTALS			199	275

(b) Land Assembly

MUNICIPALITY	PROJECT	EST. NO. OF LOTS
Guelph	1/51 - Block C	8
Kingston	Penitentiary Property	485
Nepean Township	1/59	2000
Peterborough	1/52 - Section 3	213
Sandwich East	1/59	955
Teck Township	1/60	67
Trenton	2/57	240
St. Thomas	6/59	322
TOTALS		4290





SECTION III. PROPOSED PROJECTS

(a) Rental Housing

MUNICIPALITY	POSSIBLE NUMBER OF P. H. UNITS
Galt	-
Hawkesbury	-
Lindsay	10
Metro Toronto:	
Stableford	100
Warden Ave.	330
Thistletown	500
O'Connor Drive	250
North York	-
Oshawa	42
Ottawa	-
Port Elgin	-
St. Catharines	-
Sarnia (Redevelopment Housing)	-
Sudbury	100
Teck Township	-
Tillsonburg	-
Timmins	20
Toronto:	
Moss Park	-
Alexandra Park	-

N.B.

Wherever possible, an indication of the approximate number of units to be developed is given. Where no figures are shown, preliminary studies have not reached the stage where a survey has been conducted or an indication of need obtained.



SECTION III. PROPOSED PROJECTS

(b) Land Assembly

MUNICIPALITY	REMARKS
★ Atikokan - Section 4 Barrie	Land already owned by Partnership --
Brockville Hawkesbury	Land already owned by Partnership --
Metro Toronto: Stableford	Land already owned by Partnership
Thistletown Port Elgin	Land already owned by Partnership --

- ★ Initial development will consist of the laying of a trunk watermain which will serve other areas.



SECTION IV.

PRELIMINARY ENQUIRIES

(a) Rental Housing

Bowmanville  
Elliott Lake  
Kitchener  
Paris  
Peterborough

(b) Land Assembly

Kitchener

SECTION V.

PROJECTS ABANDONED

(a) Response to survey indicated insufficient demand

Arnprior - proposed Rental Housing  
St. Thomas - proposed Rental Housing

(b) Not approved by the Minister of Planning & Development

Nil

(c) Not approved by the Federal Minister of Public Works

Prescott proposed Land Assembly





SECTION VI. LAND HOLDINGS

(a) For future development under F.P. Partnership Agreements

<u>Municipality</u>	<u>Approximate Acreage</u>
Atikokan	1,220
Cobourg	186
Hamilton	896
Kingston (Butterill Farm)	35
" (Knox Farm)	200
London Township	185
Metro Toronto	
Scarborough (Malvern)	1,610
Peterborough	500
Port Hope	54
	<hr/>
	4,886
	<hr/>

(b) Disposed of or listed under other Sections

Atikokan	-	Section III "Proposed Projects"	80
Brantford	-	sold to City of Brantford	100
Brockville	-	Section III "Proposed Projects"	187
Hamilton	-	Sold to Board of Education	4
Scarborough	-	(Stableford) Section III "Proposed Projects"	84
"	"	Sold to Board of Education	8
North York	-	Section III "Proposed Projects"	598
Etobicoke (Thistletown)	-	Section III "Proposed Projects"	505
"	"	- Returned to Dept. of Public Works	46
Nepean Township	-	Section II "Under Development"	615
Trenton	-	Section II "Under Development"	54
			<hr/>
			2,281
			<hr/>



SECTION VII. RENTAL UNITS COMPLETE AND UNDER ADMINISTRATION

MUNICIPALITY	PROJECT NO.	NUMBER OF UNITS	
		FULL RECOVERY	SUBSIDIZED
Amherstburg	1/52		25
Arnprior	1/53		25
Brantford	3/58		50
Brockville	2/53		40
Brockville	3/55	30	
Brockville	4/57	26	
Clinton	1/58	12	
Delhi	1/58	12	
Dunnville	1/52		25
Fort Erie	1/52		28
Fort William	1/51	70	
Fort William	2/53	52	
Fort William	3/55	52	
Galt	1/52		50
Goderich	1/52		25
Goderich	2/53	26	
Goderich	4/58	14	
Guelph	1/51	70	
Hamilton	1/51	496	
Hamilton	4/55	432	
Hamilton	5/55	20	
Hamilton	6/57	84	
Hamilton	7/57	91	
Kenora	2/56	26	
Kingston	4/58		71
Lindsay	1/51	20	
London	4/57	100	
Metro Toronto			
Regent Park South	1/53		732
Lawrence Heights	5/54	617	426
Midland	1/52		20
Midland	2/53		10
Napanee	1/54	21	
Napanee	2/57	20	
North Bay	1/52	54	
Orillia	2/58	10	
Ottawa	2/58	24	
Owen Sound	1/52		40
Port Arthur	1/52	40	
Prescott	1/51	10	
Prescott	2/54	25	
Prescott	3/56	25	



MUNICIPALITY	PROJECT NO.	NUMBER OF UNITS	
		FULL RECOVERY	SUBSIDIZED
Renfrew	1/53		30
Renfrew	2/56	13	
St. Thomas	2/51	40	
St. Thomas	5/56	35	
Sault Ste. Marie	1/52		100
Smiths Falls	1/52		24
Stamford Twp	1/52		70
Stratford	1/51	40	
Stratford	2/54	40	
Stratford	3/57	24	
Trenton	1/51	25	
Windsor	1/50 & 2/51	325	
Windsor	3/54	96	
Windsor	4/58	207	
TOTALS		3324	1791





STATEMENT OF PAYMENTS AND RECEIPTS  
FEDERAL-PROVINCIAL PARTNERSHIP  
JANUARY 1st - DECEMBER 31st, 1960

EXPENDITURES

Dominion-Provincial Capital Payments	20,190,720.50	
Larder Lake Capital Payments	<u>110,500.00</u>	20,080,220.50
Ordinary Expenditures (Dominion-Provincial)		<u>699,523.18</u>
		20,779,743.68

RECEIPTS

Dominion-Provincial Capital Receipts	6,426,147.02	
Larder Lake Capital Receipts	<u>110,500.00</u>	<u>6,315,647.02</u>
Outlay as per Cash Account		14,464,096.66
Less: Transfer to Public Debt re Larder Lake		<u>10,452.45</u>
Net Outlay in Projects		<u>14,453,644.21</u>

INVESTMENT IN PROJECTS

(a) Under Construction	9,415,162.72	
Less: Sale of Serviced Land	<u>227,105.20</u>	9,188,057.52
(b) Completed Rental (Prov. Share)	6,373,108.89	
(c) Completed Rental (Mun. Share)	283,696.06	
(d) Completed Land Assembly	34,613.76	
(e) Ground Services:		
(1) Municipal Share of Services (15 yrs.)	677,169.22	
(2) Lot Owners Share of Services (15 yrs.)	566,157.24	
(3) Future Lot Owners Share of Services (15 yrs.)	91,601.60	
(4) Lot Owners Share of Services Collectable in Sale of Lots	20,201.96	
(f) C/A with Municipalities re Ground Services	43,882.74	
(g) C/A with CMHC re Ground Services	-	
(h) C/A with CMHC re Housing Authorities	-	
(i) C/A with CMHC re Sundry Adjustments	-	
(j) C/A re Extra Ordinary Maint.	2,437.50	
(k) C/A with Municipalities re Municipal Share of Rental Housing Costs	-	17,280,926.49



LESS

C/A with Housing Authorities	4,058.56	
C/A with Municipalities re R.H.	55,360.92	
Accrued Interest	<u>1,174,097.70</u>	
	1,233,517.18	

Accrued Interest Recovered

1. Interest During Construction		
(a) Rental Housing	164,678.72	
(b) Land Assembly	33,683.86	
(c) Ground Services	116,406.22	
2. Interest on Municipal Share of Rental Housing Costs	128,714.86	
3. Interest on Special Debentures	10,452.45	
4. Interest on Amortization		
(a) Rental Housing	836,245.36	
(b) Ground Services	<u>193,079.89</u>	1,483,261.36

Profits to Date

1. Profit on Sale of Lots	93,019.98		
2. Profit on Housing Operation	19,647.52		
3. Sundry Profit	<u>1,146.52</u>		
	113,814.02		
4. <u>Less: Capital Payments to be written off Projects not Proceeded With</u>	3,310.28	1,593,765.10	<u>2,827,282.28</u>

Net Outlay in Projects

14,453,644.21



PROJECTS AND EXPENDITURES BY FISCAL  
YEARS 1955 - 1961

	1955-6	1956-7	1957-8	1958-9	1959-60	1960-1
NUMBER OF STAFF BEGIN- NING EACH YEAR	20	20	20	24	24	25
TOTAL ORDINARY BUDGET	75,000.00	92,000.00	120,000.00	167,000.00	173,000.00	157,000.00
ACTUAL EXPENDITURES - ORDINARY						
Salaries	54,789.68	78,358.00	89,653.85	110,284.07	119,822.21	102,000.00
Travel	6,985.80	11,069.47	13,728.57	14,993.51	17,402.39	16,000.00
Administration & Maintenance	11,762.00	12,217.53	13,846.10	9,864.57	18,909.29	17,458.00
	73,537.48	101,645.00	117,228.52	135,142.15	156,133.89	135,458.00 (Estimated)
CAPITAL BUDGET	6,507,000.00	8,000,000.00	5,900,000.00	5,500,000.00	6,500,000.00	6,750,000.00
ACTUAL EXPENDITURES - CAPITAL	744,700.00	1,560,000.00	4,618,808.13	3,928,200.63	2,465,742.35	2,160,250.00 (Estimated)
Rental Units Under Administration as of December 31st, each year	1,781	1,870	2,366	4,193	4,673	5,115
Land Assembly Lots Sold as of December 31st each year	--	2,630	3,911	4,672	5,978 $\frac{1}{6}$	6,503
Land Assembly Projects with Sales Underway	18	23	19	17	22	18









